

- Special Mtg. -

Application for Project Review Garden City, Utah

This application must be accompanied with the necessary and appropriate materials, as stated on the project checklist, before it will be accepted for processing. The date upon which the project will appear on an agenda is determined by the notification schedule required by the State of Utah. The project will be scheduled for the next meeting for which a legal notice has not yet been prepared, after an application is accepted as complete by the Town Staff.

Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time
- ☐ Lot Split/Lot Line Adjustment
- ☐ PUD Conceptual
- ☒ PUD Phase Approval/Preliminary or Final
- ☐ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☐ Zone Change
- ☐ AEG Meeting, (Affected Entity Group):
- ☐ Other Land Use Permit United States

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525
Subdivision 11E-503/PUD or PRUD
11F-107-A-2
11E-506
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: Waters Edge Resort Current Zone: PUD Proposed Zone: PUD

Property Address: 35 E 150 South, Garden City, Utah

Parcel # 41 - 21 - 400 - 0306

Contact Person: Chris s Shurian Phone #: 8018306060

E-mail address: chris@fundutah.com

Mailing Address: 967 W Center St, Orem, Utah 84057

Applicant (if different): . Phone #: 8018306060

Mailing Address: Same

Property Owner of Record (if different): Arete Land Co Phone #: 8018306060

Mailing Address: SAME

Project Start date: _____ Completion date: _____

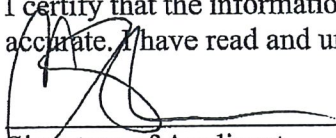
Describe the proposed project as it should be presented to the hearing body and in the public notices.

Final Plat approval for Phase 1-5-6 of approved Water's Edge PUD

Lot Size in acres or square feet: 5 Number of dwellings or lots: 58

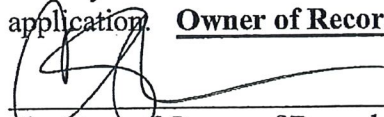
Non-residential building size: 0

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.



Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**



Signature of Owner of Record

Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received: 3-15-22
Fee: pd \$3,097
By: 1 Corduz Garage



Application for Project Review Garden City, Utah

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Type of Application (check all that apply):

- ☐ Annexation
- ☐ Appeal
- ☐ Conditional Use Permit
- ☐ Condominium/Townhouse
- ☐ Encumbrance
- ☐ Extension of Time
- ☐ Lot Split/Lot Line Adjustment
- ☐ PUD Conceptual
- ☐ PUD Phase Approval/Preliminary or Final
- ☒ PRUD Conceptual
- ☐ PRUD Phase Approval/Preliminary or Final
- ☐ Subdivision
- ☐ Vacation of Subdivision
- ☐ Variance
- ☐ Water Transfer
- ☒ Zone Change
- ☐ AEG Meeting, (Affected Entity Group):
- ☐ Other Land Use Permit _____

Ordinance Reference:

11A-301
11B-400
11C-500
11E-524 or 11E-525

Subdivision 11E-503/PUD or PRUD
11F-107-A-2
11E-506
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11C-1950, 11E-100, and 11F-100
11E-100
11E-523
11B-308
13A-1300

Project Name: Park Place Current Zone: C2/C3 Proposed Zone: RR

Property Address: Address not assigned. (2) Parcels for re-zone 41-20-000-0052 and 41-20-000-0050

Parcel # 41 - 20 - 000 - 0023

Contact Person: Adam Anderson Phone #: (385) 222-0839

E-mail address: adam@and-dev.com

Mailing Address: 9710 S 700 E, Ste 205, Sandy UT 84070

Applicant (if different): Goldcrest Homes (Gerald Anderson) Phone #: (801) 558-3575

Mailing Address: 9730 S 700 E, Ste 100, Sandy UT 84070

Property Owner of Record (if different): Nance Trust - Brad Nance Phone #: (801) 864-3651

Mailing Address: 312 Escala Lane, Centerville UT 84014

Project Start date: _____ Completion date: _____

Describe the proposed project as it should be presented to the hearing body and in the public notices.

Request re-zone of parcels 41-20-000-0052 and 41-20-000-0050 (approx 20.42 acres) to Recreational Residential (RR) zone to provide uniform and contiguous zoning with parcel 41-20-000-0023 (approx 5.39 acres) already zoned Recreational Residential (RR).

If approved, a detailed Planned Residential Unit Development (PRUD) concept will be presented for consideration to the hearing body and public.

Lot Size in acres or square feet: 26 Number of dwellings or lots: _____

Non-residential building size: _____

I certify that the information contained in this application and supporting materials is correct and accurate. I have read and understand the requirements and deadlines associated with this application.

DocuSigned by:

Gerald Anderson

887B190FF8F04FE

Signature of Applicant

I certify that I am the Owner of Record of the subject property and that I consent to the submittal of this application. **Owner of Record MUST sign the application prior to submitting to Garden City.**

DocuSigned by:

Brad Nance

A63B3E820D804C7

Signature of Owner of Record

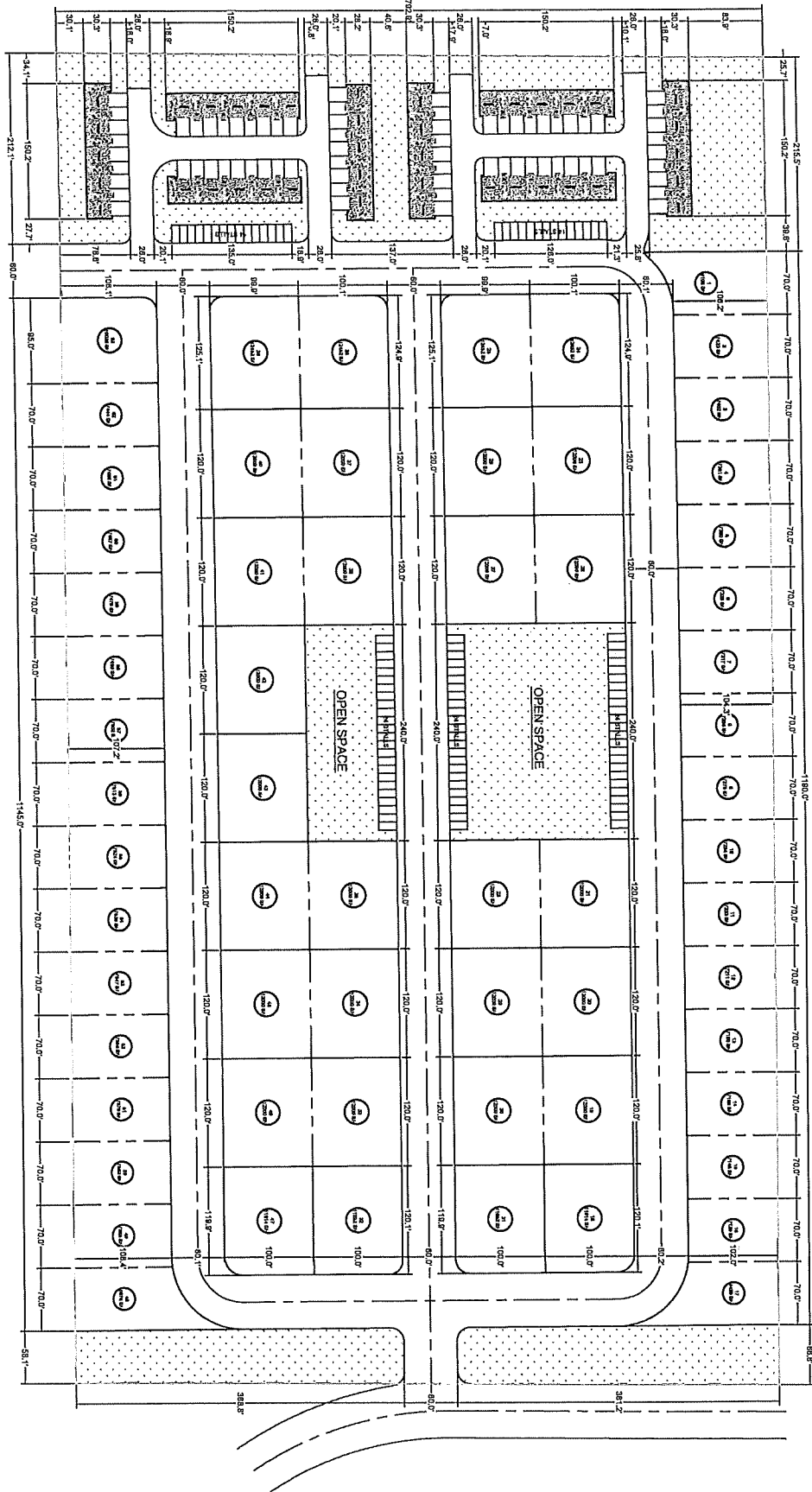
Signature of Owner of Record

Email Form

Signature of Owner of Record

Office Use Only

Date Received: 4-12-22
Fee: 700.00 Re-zone
By: CC



UNIT COUNTS:

TOWNHOMES - 40 UNITS
 7,000 SF LOTS - 33 UNITS
 12,000 SF LOTS - 30 UNITS
TOTAL = 103 UNITS

PARKING COUNTS:

TOWNHOMES - 2 PER UNIT x 40 = 80 STALLS
 7,000 SF LOTS - 4 PER UNIT x 33 = 132 STALLS
 12,000 SF LOTS - 6 PER UNIT (MIN.) x 30 = 180 STALLS
TOTAL = 392 STALLS

SITE SQUARE FOOTAGES:

OPEN SPACE = 180,529 SF (4.14 ACRES)
 ASPHALT = 319,008 SF (7.3 ACRES)
 TOWNHOMES = 56,178 SF (1.29 ACRES)
 7,000 SF LOTS = 250,024 SF (5.74 ACRES)
 12,000 SF LOTS = 361,542 SF (8.3 ACRES)
TOTAL = 1,166,281 SF (26.77 ACRES)

PARK PLACE SITE PLAN	
GARDEN CITY	
DATE	07-01-2023
DESIGNED BY	07/01/2023
CHECKED BY	07/01/2023
PROJECT	07/01/2023
A1	

GOLDCREST HOMES

9730 SOUTH 700 EAST STE. 100
 SANDY, UT 84070 385-200-0040

ATTENTION:

THIS PLAN, SPECIFICATIONS AND DESIGN ARE THE PROPERTY OF GOLDCREST HOMES, INC. NO PART OF THIS PLAN OR DESIGN MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GOLDCREST HOMES, INC.

LOT # _____ SUBDIVISION/PARK PLACE
 CITY: GARDEN CITY DATE: 04/11/2023

CONSTRUCTION DOCUMENTS

TC 3/29 ✓ TC 5/5

Temp Approval

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 2216 Beach Comber Lane

Date of inspection: March 16, 2022

Owner: Skye Hughes

Pat ✓
Martell ✓

Safety Inspections:		Time limit to correct:								
Handrails/Guardrails	Y									
Outdoor lights	Y									
Water shut off	Y									
Gas shut off	Y									
Electrical outlet plates	Y									
Check address on unit	Y									
Other:										
Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	15 x 14	11 x 10	11.5 x 10	37 x 14	12 x 13	10 x 10	15 x 12			
Exit Required	Y	Y	Y	Y	Y	Y	Y			
Window(s)	Y	Y	Y	Y	Y	Y	Y			
Smoke Detector	Y	Y	Y	Y	Y	Y	Y			
Total Sq. Ft.	210	110	115	518	156	100	180	Total 1389		

Total Occupancy allowed at this address: 16, shall not include children under the age of three (3).

Minimum parking required at this address: 4 Total number of parking spots on Property 4. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures: 
Inspector: _____

Date: March 16, 2022

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party SKYE HUGHES Date 3-23-22

Address 2214 S. BACHCOMB LANE Suite/Apt# _____

Access

- ☒ Maintain fire lane free of obstruction
- ☒ Provide address numbers visible from the street

Fire Extinguishers

- ☒ Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- ☒ Mount fire extinguishers in plain view and access of kitchen
- ☒ (may be mounted behind closet or cabinet door with placard on door)
- ☒ Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- ☒ Smoke/fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- ☒ One CO detector installed for each level of the home
- ☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- ☒ Label electrical panel box breakers
- ☒ Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- ☒ No flammable liquids or gases in the utility/furnace room or closet. Free access to furnace/utillities

Safety

- ☒ No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass ☒ Fail _____

Inspected by: [Signature] Title: CHIEF

Date: _____

Items that need to be corrected: _____

TC Approval

Temp Approval

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 258 Seasons Lane

Date of inspection: February 28, 2022

Owner: Bentsen Cluff

Safety Inspections:		Time limit to correct:								
Handrails/Guardrails		Y								
Outdoor lights		Y								
Water shut off		Y								
Gas shut off		Y								
Electrical outlet plates		Y								
Check address on unit		Y								
Other:										
Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	13 x 10.5	9 x 16	11 x 11	15.5 x 13						
Exit Required	Y	Y	Y	Y						
Window(s)	Y	Y	Y	Y						
Smoke Detector	Y	Y	Y	Y						
Total Sq. Ft.	136.5	144	121	201.5	Total 603					

Total Occupancy allowed at this address: 12, shall not include children under the age of three (3).

Minimum parking required at this address: 3 Total number of parking spots on Property 3. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:  Date: February 28, 2022

Inspector: _____

Owner/Property Manager: _____

Short Term Rental Inspection Form

Owner/responsible party Basson CLUFF Date 2-22-22

Address 258 SRAVENS LN. Suite/Apt# _____

Access

☒ Maintain fire lane free of obstruction

☒ Provide address numbers visible from the street

Fire Extinguishers

☒ Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette

☒ Mount fire extinguishers in plain view and access of kitchen

☒ (may be mounted behind closet or cabinet door with placard on door)

☒ Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

☒ Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms

☒ One CO detector installed for each level of the home

☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

☒ Label electrical panel box breakers

☒ Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

☒ No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

☒ No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass ☒ Fail _____

Inspected by: _____ Title: Chief

Date: _____

Items that need to be corrected: _____

TC Approval

Tamp Approval

Pat

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 907 N Harbor Village East Drive #5

Date of inspection: April 6, 2022

Owner: Candice & Ryan Fink

Safety Inspections:	Handrails/Guardrails	Y
	Outdoor lights	Y
	Water shut off	Y
	Gas shut off	Y
	Electrical outlet plates	Y
	Check address on unit	Y
	Other Elec. Panel Labeled	Y

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	13 x 15	13 x 14	14 x 12.5							
Exit	Y	Y	Y							
Required Window(s)	Y	Y	Y							
Smoke Detector	Y	Y	Y							
Total Sq. Ft.	195	182	175	Total 502						

Total Occupancy allowed at this address: 10, shall not include children under the age of three (3).

Minimum parking required at this address: 3
Total number of parking spots on Property 3
trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:

Inspector:

Date: April 6, 2022

Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party CANDICE FINK Date 3.30.22
Address 970 N. HARPOT VILLAGE DR. EAST Suite/Apt# #5

Access

- ☒ Maintain the lane free of obstruction
- ☒ Provide address numbers visible from the street

Fire Extinguishers

- ☒ Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- ☒ Mount fire extinguishers in plain view and access of kitchen
- ☒ (may be mounted behind closet or cabinet door with placard on door)

- ☒ Provide fire and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- ☒ Smoke/Fire alarms in every bedroom, great room, and hall immediately adjacent to bedrooms
- ☒ One CO detector installed for each level of the home
- ☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- ☒ Label electrical panel box breakers
- ☒ Cover plates on all junction boxes, outlets, switches; no exposed wiring/hazardous extension cords
- ☒ No flammable liquids or gases in the utility/luggage room or closet. Free access to furnace/vents

Safety

- ☒ No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District.

Inspected by: [Signature]

Title: CHIEF

Date: _____

Items that need to be corrected: _____

TC Approval

Emergency Contact
Kenny Wayman
801-503-2729

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 70 W 350 S

Date of inspection: March 10, 2022

Owner: Shawn Smith

Temp Approval

Pat ✓ MAYE ✓

Safety Inspections:		Time limit to correct:							
Handrails/Guardrails	Y								
Outdoor lights	Y								
Water shut off	Y								
Gas shut off	Y								
Electrical outlet plates	Y								
Check address on unit	Y								
Other:									

Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10
Sq Ft.	16 x 24	13 x 25	30 x 25	14.5 x 12	23 x 11	12 x 13.5	12 x 13	19 x 14		
Exit Required	Y	Y	Y	Y	Y	Y	Y	Y		
Window(s)	Y	Y	Y	Y	Y	Y	Y	Y		
Smoke Detector	Y	Y	Y	Y	Y	Y	Y	Y		
Total Sq. Ft.	384	325	750	174	253	162	156	266	Total 2,736	

Total Occupancy allowed at this address: 54, shall not include children under the age of three (3).

Minimum parking required at this address: 18 Total number of parking spots on Property 18 All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.



Signatures:
Inspector:

Date:
March 12, 2022

Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party BRICE SADBEC

Date 2-25-22

Suite/Apt# _____

Address 350 S. 70 W.

Access

☒ Maintain fire lane free of obstruction

☒ Provide address numbers visible from the street

Fire Extinguishers

☒ Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette

☒ Mount fire extinguishers in plain view and access of kitchen

☒ (may be mounted behind closet or cabinet door with placard on door)

☒ Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

☒ Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms

☒ One CO detector installed for each level of the home

☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

☒ Label electrical panel box breakers

☒ Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

☒ No flammable liquids or gases in the utility/furnace room or closet. Free access to furnace/utilities

Safety

☒ No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass ☒ Fail _____

Title: CHIEF

Inspected by: _____

Date: _____

Items that need to be corrected: _____

TC Approval

Temp Approval
Mayor ✓
Pat ✓


SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 598 Aspe Drive
Date of inspection: February 4, 2022
Owner: Stacie & Kalyn Garver

Safety Inspections:		Time limit to correct:									
Handrails/Guardrails	Y										
Outdoor lights	Y										
Water shut off	Y										
Gas shut off	Y										
Electrical outlet plates	Y										
Check address on unit	Y										
Other:											
Sleeping Room	#1	#2	#3	#4	#5	#6	#7	#8	#9	#10	
Sq Ft.	10 x 12	12 x 12	16 x 24	8 x 19.5							
Exit Required	Y	Y	Y	Y							
Window(s)	Y	Y	Y	Y							
Smoke Detector	Y	Y	Y	Y							
Total Sq. Ft.	120	144	384	156	Total 804						

Total Occupancy allowed at this address: 16, shall not include children under the age of three (3).

Minimum parking required at this address: 4 Total number of parking spots on Property 4. All vehicles include trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.

Signatures:  Date: FEBRUARY 6, 2022

Inspector: _____

Owner/Property Manager: _____

Short Term Rental Inspection Form

STAGE 1

Owner/responsible party KALYN GARVER

Date 2-11-22

Suite/Apt# _____

Address 598 ASPEN DR

Access

☒ Maintain fire lane free of obstruction

☒ Provide address numbers visible from the street

Fire Extinguishers

☒ Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette

☒ Mount fire extinguishers in plain view and access of kitchen

(may be mounted behind closet or cabinet door with placard on door)

☒ Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

☒ Smoke/fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms

☒ One CO detector installed for each level of the home

☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

☒ Label electrical panel box breakers

☒ Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords

☒ No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

☒ No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass ☒ Fail _____

Title: Chief

Inspected by: _____

Date: 2-11-22

Items that need to be corrected: _____

Temp Approval
Mayor
Pat

TC Approval

SHORT TERM/NIGHTLY RENTAL INSPECTION CHECKLIST

Address: 333 W Rendezvous Way
Date of inspection: April 3, 2021
Owner: Mark and Michelle Egbert

Safety Inspections:	Y	Handrails/Guardrails	Y	Outdoor lights	Y	Water shut off	Y	Gas shut off	Y	Electrical outlet plates	Y	Check address on unit	Y	Other:	
Sleeping Room	#1	11 x 17	15.5 x 21.5	12 x 12	11 x 12.5										
Sq Ft.															
Exit															
Required															
Window(s)															
Smoke Detector															
Total Sq. Ft.	154	333.25	144	137.5	Total 768.75										

Total Occupancy allowed at this address: 16, shall not include children under the age of three (3).
Minimum parking required at this address: 4 Total number of parking spots on Property 6
trailer's, boats, motor homes, etc., shall park on property. Each trailer is considered a vehicle.
All vehicles include

Signatures: Inspector: Glen Gillies
Date: April 3, 2021
Owner/Property Manager:

Short Term Rental Inspection Form

Owner/responsible party Mark Eckert Date 4-25-22
Address 333 Rendezvous way Suite/Apt# _____

Access

- ☒ Maintain fire lane free of obstruction
- ☒ Provide address numbers visible from the street

Fire Extinguishers

- ☒ Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or kitchenette
- ☒ Mount fire extinguishers in plain view and access of kitchen

(may be mounted behind closet or cabinet door with placard on door)

- ☒ Provide free and clear access to the fire extinguisher

Fire Alarms/CO Detectors

- ☒ Smoke/Fire alarms in every bedroom, great room, and halls immediately adjacent to bedrooms
- ☒ One CO detector installed for each level of the home
- ☒ Smoke detectors communicate and activate at the same time

Electrical, HAZMAT, and Storage

- ☒ Label electrical panel box breakers
- ☒ Cover plates on all junction boxes, outlets, switches. No exposed wiring/hazardous extension cords
- ☒ No flammable liquids or gasses in the utility/furnace room or closet. Free access to furnace/utilities

Safety

- ☒ No obvious safety hazards determined at the discretion of the inspecting officer

I certify that all items on this list are in compliance with National, State, and Local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District. Pass ☒ Fail _____

Title: CHIEF

Inspected by: _____

Date: _____

Items that need to be corrected: _____

Short Term Rental Inspection Form

Owner/responsible party JUDY DAVISDate 5-18-22Address 957 YACHT DRSUITE/APT. #4

Access

☒ Maintain fire lane free of obstruction☒ Provide address numbers visible from the street

Fire Extinguishers

☒ Have new or refurbished and tagged ABC type fire extinguisher for each kitchen or Alconette☒ Mount fire extinguishers in plain view and access of kitchen

(may be mounted behind closet or cabinet door with placard on door)

☒ Provide free and clear access to the fire extinguisher

Fire Alarm/CO Detection

☒ Smoke/Fire alarm in every bedroom, main room, and hall immediately adjacent to bedroom☒ One CO detector installed for each level of the home☒ Smoke detectors communicate and activate at the same time

Electrical Hazards and Wiring

☒ All electrical wiring up to code☒ GFCI tested in all locations, especially where water is used, and replaced if not working properly☒ No bare wires, exposed wires, or other electrical wiring that could cause a fire or electrocution hazard

Other

☒ No other safety hazards observed in the inspection of the property owner

Inspection performed in compliance with National, State, and local codes and ordinances and have been inspected by a qualified member of the Garden City Fire District.

Inspector

Date

Home has been inspected

RESOLUTION #R 22-01

A RESOLUTION OF THE TOWN OF GARDEN CITY TO ESTABLISH A RATE FOR
METER TESTING BY THE GARDEN CITY PUBLIC WORKS DEPARTMENT

WHEREAS, the Town of Garden City is a Town duly incorporated under the general laws of the State of Utah; and

WHEREAS, the Garden City Town Council will establish rates for services rendered to water account holders by the Garden City Public Works Department for meters.

NOW THEREFORE, BE IT RESOLVED by the Garden City Town Council, Rich County, Utah That:

The Town of Garden City will charge a fee of \$100.00 to remove and test a water meter upon complaint of the user. If upon testing, the meter is not within three percent (3%) of being correct, it shall be repaired or replaced, and the fee returned to the user. Otherwise, said fee shall be retained by the Town for such services and testing.

This resolution shall be effective on the date it is adopted.

Dated this 14th day of April, 2022.

Approved:

Attested:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Council Members Voting:

	Aye	Nay
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___

RESOLUTION #R 22-02

A RESOLUTION OF THE TOWN OF GARDEN CITY TO ESTABLISH A RATE FOR THE
DEPOSIT FEE FOR A PETITION TO EXTEND THE WATER MAINS WITHIN THE
CORPORATE LIMITS OF THE TOWN OF GARDEN CITY.

WHEREAS, the Town of Garden City is a Town duly incorporated under the general laws of the State of Utah; and

WHEREAS, the Garden City Town Council will establish rates for deposit fees for any person desiring to have the water mains extended within the corporate limits of the Town of Garden City

NOW THEREFORE, BE IT RESOLVED by the Garden City Town Council, Rich County, Utah
That:

The Town of Garden City will charge a deposit fee of \$1,000.00 that shall accompany the petition to the Town Board to extend the water mains within the corporate limits of the Town of Garden City.

This resolution shall be effective on the date it is adopted.

Dated this 14th day of April, 2022.

Approved:

Attested:

Mike Leonhardt, Mayor

Cathie Rasmussen, Town Clerk

Council Members Voting:

	Aye	Nay
Argyle	___	___
Hansen	___	___
Menlove	___	___
Parry	___	___
Leonhardt, Mayor	___	___



April 26, 2022

Bear Lake Vistas Development – Garden City UT
HIG REF1 NC1, LLC
373 E 800 S
Orem Utah, 84097
(602) 697-7904

Re: Letter of Intent to Create Public Infrastructure Districts to Facilitate
Construction of the Proposed Bear Lake Vistas Development

To: Garden City:

In accordance with Utah S.B. 228, the Public Infrastructure District Act, HIG REF1 NC1, LLC, (the “applicant”) submits the following letter of intent (“LOI”) to Garden City (the “City”) for consideration of creation of Public Infrastructure Districts (“PIDs”) to facilitate the construction of the proposed Blue Vista Hills development. It is the applicant’s understanding, in accord with S.B. 228, that this letter considers the following:

- That this LOI represents an initial step in the creation of multiple PIDs, and that a positive recommendation from city staff to this letter represents an option for the applicant to submit governing documents that present district formation and operation in greater detail

- That a positive recommendation to move forward with governing documents does not represent a commitment by the city to approve the eventual formation of the proposed PIDs
- That the city and applicant will consider this process as iterative and will work towards a solution that meets the city's and applicant's needs

Overview of PID Tool and Request

It is the applicant's understanding that the formation and use of the Public Infrastructure District tool is in accord with the following key components of S.B. 228:

- That the city has the approving powers for PIDs, and will work with the applicant in determining an appropriate use of funds, debt limit, and tax implications
- That the purpose of the PID tool is to provide for public infrastructure and increased amenities for commercial and residential developments
- That the PID tool is being considered to bridge a funding gap that otherwise would not permit the project to move forward unless development plans are altered
- That a proposed mill levy only affects property within the boundaries of the proposed districts, and that all property owners must approve the formation of districts
- That all proceeds from the PIDs will be used for public infrastructure
- That issuance of debt through a PID results in no financial liability to the city

PID Request

The applicant's request is for a positive recommendation to create governing documents for the formation of Public Infrastructure Districts for the land

highlighted in the attached map. The districts will compositely have bonding capacity of up to \$50 million with a maximum mill levy to the PIDs of eight mills (state statute permits up to 15 mills). Following paragraphs summarize the proposed uses and needs of funds.

District Details

This letter of intent is to be used by city staff (as determined by the City Manager/City Administrator) to make a preliminary determination about the appropriateness of the proposed Districts and must be submitted prior to submittal of draft Governing Documents. The information in this letter may be utilized to advise the mayor, city council, and other policymakers about district matters. This letter represents the applicant's request to be considered for PIDs for funding public infrastructure needs.

BENEFITS OF PROPOSED PUBLIC INFRASTRUCTURE DISTRICTS

The PIDs will allow for better phasing of development by providing infrastructure financing. Infrastructure costs have significantly increased in past years due to notable macroeconomic conditions, thereby resulting in development costs that question overall feasibility. Significant costs for water and sewer improvements will be partially financed through the Public Infrastructure District(s), as will costs for roads, sidewalks, curbs, some common area landscaping, and parks. Overall, it is intended that the PIDs will help fund some or all the costs for the following:

- Sewer and wastewater improvements
- Water lines
- Water rights
- Streets, curbs, and sidewalks
- Parks, trails, and public common areas

The use of PIDs will also help ensure that the composite development, which will provide a variety of commercial space, hotel, restaurants, will be financially viable. Mixed-use developments are typically more difficult to finance and to construct than typical single-use developments, and the PID tool helps alleviate some of those funding constraints.

DESCRIPTION OF DISTRICTS

The proposed PIDs shall be as follows:

- a. **Size of total area included in the proposed development:** Approximately 50 acres for the initial boundaries. The applicant contemplates the potential of multiple districts so that varied mill levies might be applied to the different use types proposed in the development.
- b. **Location of the PIDs:** See attached Site Map
- c. **Proposed use of area within the PIDs:** The applicant intends to construct the Bear Lake Vistas development. This development is intended to include upwards of 500,000 square feet of commercial development as well as 258 residential townhome units.

SUMMARY OF NEEDED INFRASTRUCTURE, SERVICES AND FACILITIES

The applicant envisions the proposed PIDs being utilized for the following development, infrastructure, services, and facilities:

- The applicant anticipates constructing 258 residential units, including townhomes, clubhouse, swimming pool and spas, pickleball courts, park improvements including playgrounds, walking and bike trails. The commercial construction of approximately 500,000 square feet of commercial space will include a multilevel indoor parking and storage facility for boats, RV's, side by sides, jet-skis and snowmobiles. It will

also include a Hotel with a recreation and workout facility component, retail and restaurant buildings will be constructed on the commercial component of this development. The applicant also plans on improving canal run off that occurs on the commercial site, by re-channeling most of the canal into an underground piped system to improve efficiency and safety for the community.

- Required local and regional infrastructure including, roadways, sewer, culinary water, secondary water, dry utilities, storm drainage, traffic control, lighting, public trail systems and public parks
- Regional and local infrastructure for the proposed Districts is anticipated to provide a portion of the roadways, sewer, culinary water, secondary water, and storm drain improvements
- Estimated construction costs for the proposed, composite District improvements are approximately \$45,000,000. The Bear Lake Vistas development is intended to be built over the course of 3 years. Potential phasing is as outlined in the attached document. (Exhibit A)
- Anticipated maximum or fixed maximum mill levy required to meet debt service of the Districts — Applicant is requesting the City authorize the PIDs to levy up to eight mills (.008) to service the anticipated bond payments for portions of the development. This is notably below the S.B. 228 allowed amount of 15 mills (.015). For the commercial space, the applicant intends to utilize tax increment financing options to facilitate bond payments, and additionally requests a PID mill levy allowance up to five mills (.005) that may be used to further bridge funding gaps
- The Districts anticipate a maximum *composite* bonding capacity of \$50 million for the needed infrastructure

PROPOSED TIMELINE FOR PID CREATION: Applicant anticipates creating the Public Infrastructure Districts by June 1, 2022.

APPLICANT'S ACKNOWLEDGEMENTS: Applicant hereby acknowledges that a consent must be signed prior to the hearing date for the approval of the PIDs by all property owners and registered voters, if any, within the proposed PIDs, which signed consent approves of the creation of the proposed PIDs and the issuance of debt in an amount sufficient for the proposed plan of financing.

CONFLICTS OF INTEREST: Applicant is presently unaware of any conflicts of interest existing between Applicant and any employees or officers of the City.

ATTORNEY FEES: Applicant has entered, or shall soon enter into, an agreement with the law offices of Freeman & Lovell for the payment of legal fees incurred by the firm on the City's behalf for the review of this letter and negotiation and preparation of the Governing Documents.

Best regards,

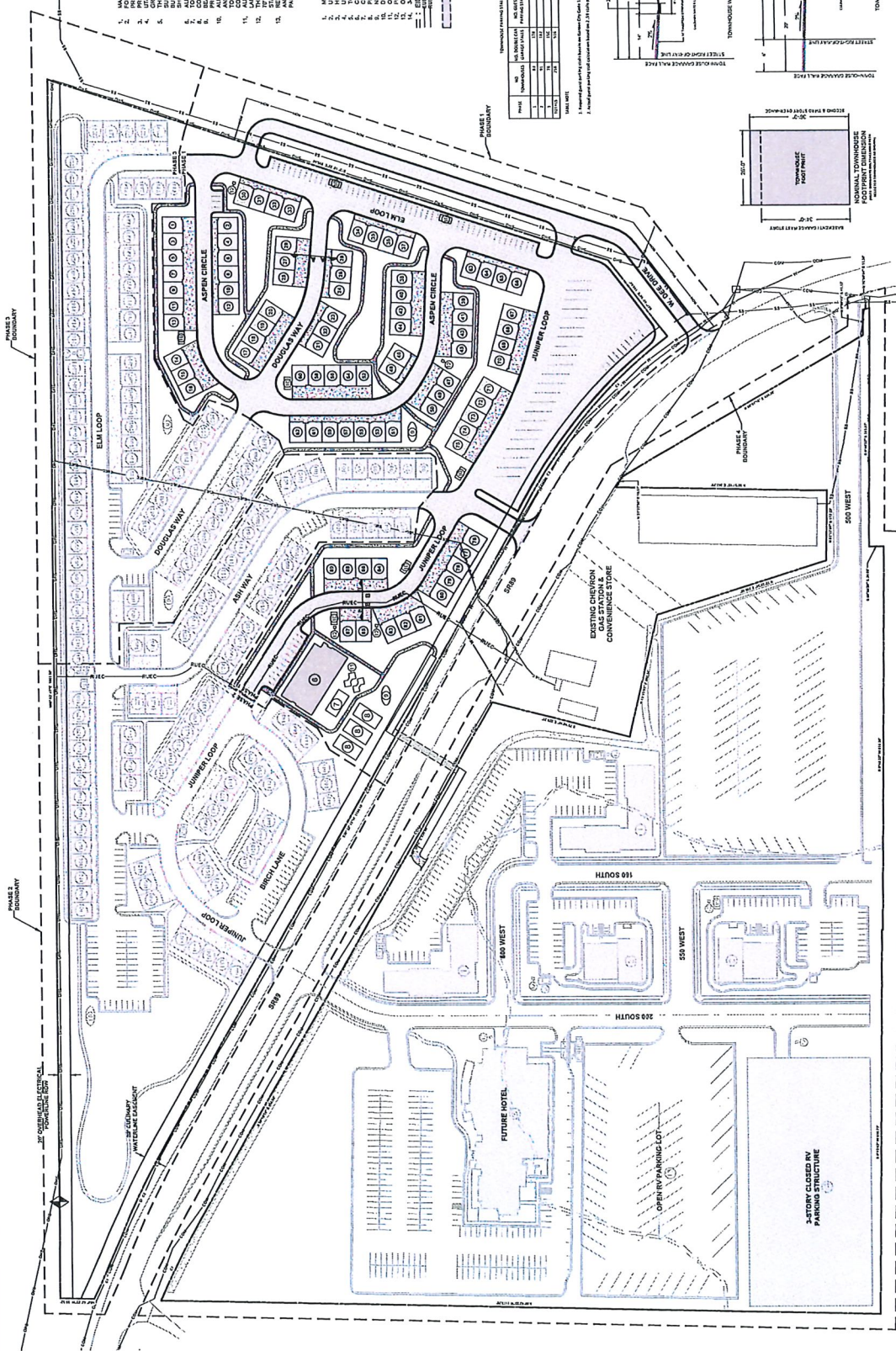
HIG REF1 NC1, LLC

By: Chuck Matheny, COO

Harris Real Estate Group



0 40 80 160 240



GENERAL NOTES

1. ALL INTERSECTION MODIFICATIONS REQUIRING CITY APPROVAL OF THE CITY ENGINEER SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE STATE OF UTAH.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY ENGINEER AND THE STATE OF UTAH.
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LEGEND

- 1. REPAVING EXISTING DRIVEWAYS
- 2. NEW DRIVEWAYS
- 3. NEW SIDEWALKS
- 4. NEW CURBS
- 5. NEW STREETS
- 6. NEW PARKING SPACES
- 7. NEW TRUCK TRAILERS
- 8. NEW TRUCK TRAILERS
- 9. NEW TRUCK TRAILERS
- 10. NEW TRUCK TRAILERS
- 11. NEW TRUCK TRAILERS
- 12. NEW TRUCK TRAILERS
- 13. NEW TRUCK TRAILERS
- 14. NEW TRUCK TRAILERS
- 15. NEW TRUCK TRAILERS

PHASE 1 CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	REPAVING EXISTING DRIVEWAYS	100	LINEAL FEET	1.00	100.00
2	NEW DRIVEWAYS	100	SQUARE FEET	1.00	100.00
3	NEW SIDEWALKS	100	LINEAL FEET	1.00	100.00
4	NEW CURBS	100	LINEAL FEET	1.00	100.00
5	NEW STREETS	100	LINEAL FEET	1.00	100.00
6	NEW PARKING SPACES	100	SQUARE FEET	1.00	100.00
7	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
8	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
9	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
10	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
11	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
12	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
13	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
14	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
15	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00

PHASE 2 CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	REPAVING EXISTING DRIVEWAYS	100	LINEAL FEET	1.00	100.00
2	NEW DRIVEWAYS	100	SQUARE FEET	1.00	100.00
3	NEW SIDEWALKS	100	LINEAL FEET	1.00	100.00
4	NEW CURBS	100	LINEAL FEET	1.00	100.00
5	NEW STREETS	100	LINEAL FEET	1.00	100.00
6	NEW PARKING SPACES	100	SQUARE FEET	1.00	100.00
7	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
8	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
9	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
10	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
11	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
12	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
13	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
14	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
15	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00

PHASE 3 CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	REPAVING EXISTING DRIVEWAYS	100	LINEAL FEET	1.00	100.00
2	NEW DRIVEWAYS	100	SQUARE FEET	1.00	100.00
3	NEW SIDEWALKS	100	LINEAL FEET	1.00	100.00
4	NEW CURBS	100	LINEAL FEET	1.00	100.00
5	NEW STREETS	100	LINEAL FEET	1.00	100.00
6	NEW PARKING SPACES	100	SQUARE FEET	1.00	100.00
7	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
8	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
9	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
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11	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
12	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
13	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
14	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
15	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00

PHASE 4 CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	REPAVING EXISTING DRIVEWAYS	100	LINEAL FEET	1.00	100.00
2	NEW DRIVEWAYS	100	SQUARE FEET	1.00	100.00
3	NEW SIDEWALKS	100	LINEAL FEET	1.00	100.00
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14	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00
15	NEW TRUCK TRAILERS	100	SQUARE FEET	1.00	100.00

PHASE 5 CONSTRUCTION

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	REPAVING EXISTING DRIVEWAYS	100	LINEAL FEET	1.00	100.00
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DEVELOPMENT PRELIMINARY PLAT

SHT PRP-1 OF 6

BEAR LAKE VISTAS

TOWNHOUSE/COMMERCIAL DEVELOPMENT

NOT FOR CONSTRUCTION REVIEW ONLY

Terrex Engineering & Construction, LLC

Public Works and Development

P.O. Box 10889 Ogden, UT 84412 (801) 458-9847

PROJECT NO. 20160107-01

CLIENT: TERREX ENGINEERING & CONSTRUCTION, LLC

DESIGN ENGINEER: ARNOLD, JR., P.E.

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Best regards,

HIG REF1 NC1, LLC

By: Chuck Matheny, COO

Harris Real Estate Group

